

NO TRANSFER  
TAX PAID

57-91

QUITCLAIM DEED WITH COVENANT  
(Statutory Short Form)

032321

Lucien F. Veilleux and Nancy Anne Veilleux of Waterville, Kennebec County, State of Maine, for consideration paid, grant to Lucien F. Veilleux and Nancy Anne Veilleux of Waterville, Kennebec County, State of Maine, with quitclaim covenant as tenants in common, the land in Waterville, Kennebec County and State of Maine, more particularly bounded and described as follows; to wit:

**Parcel One:**

Beginning at a point in the northerly line of Eustis Parkway, which point is five hundred and sixty (560) feet easterly of the intersection of the northerly line of Eustis Parkway and the easterly line of Rupert Street; thence northerly a distance of one hundred (100) feet; thence easterly a distance of one hundred and five (105) feet; thence southerly a distance of one hundred (100) feet to the northerly line of Eustis Parkway; thence westerly along the northerly line of Eustis Parkway a distance of one hundred and five (105) feet to the point of beginning.

Meaning and intending to describe all of Lot #61 and one-half of Lot #62 as shown on a plan entitled "Plan and Profile of Eustis Parkway", dated May 16, 1959, by Carl H. Crane, Reg. C.E.

**Parcel Two:**

Beginning at a point in the northerly line of Eustis Parkway, which point is six hundred and sixty-five (665) feet easterly of the intersection of the northerly line of Eustis Parkway and the easterly line of Rupert Street; thence northerly a distance of one hundred (100) feet; thence easterly a distance of one hundred and five (105) feet; thence southerly a distance of one hundred (100) feet to the northerly line of Eustis Parkway; thence westerly along the northerly line of Eustis Parkway a distance of one hundred and five (105) feet to the point of beginning.

Meaning and intending to describe one-half of Lot #62 and all of Lot #63 as shown on a plan entitled "Plan and Profile of Eustis Parkway", dated May 16, 1959, by Carl H. Crane, Reg. C.E.

Reference is herein made to said Plan for a more particular description of the aforementioned lots.

The above described parcels of land are subject to the following restrictions which are to run with the land, to wit: 5791

No building other than a private dwelling house for not over one family occupancy together with private garage for use by occupants of house shall be erected upon said premises. No part of any building shall be placed nearer than thirty-five (35) feet from the line of any street, provided, however, that porticoes projecting not over three (3) feet, steps, and bay windows are to be allowed on said reserved space. No part of any building shall be placed nearer than eight (8) feet from any sideline. No double decked porches may be built on any house. Said dwelling house and garage shall cost not less than twenty thousand (\$20,000.00) dollars. The garage, unless built as a part of the house, shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy (70) feet frontage on the street. The finish grade of the lot facing the street shall not be over three (3) feet above the top surface of the center line on the street when completed, and the top of the foundation wall of the house erected on said lot shall not be over four (4) feet above the top surface of said center line of the street.

Being the same premises conveyed to Lucien F. Veilleux and Nancy Anne Veilleux, by warranty deed in joint tenancy of Lewis J. Rosenthal, dated February 12, 1965, and recorded in Book 1369, Page 432, of the Kennebec County Registry of Deeds.

**Parcel Three:**

Beginning at the westerly side of Hillcrest Street extended one hundred (100) feet northerly of Eustis Parkway and one hundred forty (140) feet westerly parallel to Eustis Parkway; thence westerly along Veilleux's northerly line a distance of two hundred (200) feet; thence northerly at right angles to last described line a distance of one hundred (100) feet; thence easterly and parallel to Veilleux's northerly line a distance of two hundred (200) feet; thence southerly and at right angles to last described line a distance of one hundred (100) feet to point begun at.

Meaning and intending to convey a strip of land one hundred (100) feet deep and two hundred (200) feet on the northerly line of Veilleux's northerly line.

Being the same premises conveyed to Lucien F. Veilleux and Nancy Anne Veilleux by warranty deed in joint tenancy of Lewis J. Rosenthal, dated August 13, 1965, and

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recorded in the Kennebec County Registry of Deeds, Book  
1392, Page 482.

Witness our hands and seals this 6 day of December, 1996.

57-91

Signed, Sealed and Delivered  
in the presence of

Daniel J. Bernier  
Witness

Lucien F. Veilleux  
Lucien F. Veilleux

Daniel J. Bernier  
Witness

Nancy A. Veilleux  
Nancy Anne Veilleux

State of Maine  
County of Kennebec

Dated:

Personally appeared the above named Lucien F. Veilleux and  
Nancy Anne Veilleux and acknowledged the above instrument to be  
their free act and deed.

Before me,

Daniel J. Bernier  
Notary Public

Daniel J. Bernier

RECEIVED KENNEBEC CO.

96 DEC 11 AM 9:00

ATTEST: Thomas Reed Mann  
REGISTER OF DEEDS